

THE FIRST SCHEDULE

Pro Forma Demolition Management Plan and Construction Management Plan

The Council has produced a pro-forma Demolition Management Plan and Construction Management Plan that can be used to prepare and submit a Demolition Management Plan and Construction Management Plan to meet technical highway and environmental health requirements. This document should be prepared, submitted and receive approval from the Council well in advance of works in the Demolition Phase and in the Construction Phase starting.

The pro-forma Demolition Management Plan and Construction Management Plan can be found on the Council's website at: -

<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-obligations-section-106/>

Please use the Minimum Requirements (also available at the link above) as guidance for what is required in the DMP and CMP and then download the Construction Management Plan PROVIDED THAT it is acknowledged that the Construction Management Plan will not include demolition, which will be considered as part of the Demolition Management Plan

It should be noted that any agreed Demolition Management Plan and Construction Management Plan does not prejudice further agreement that may be required for things such as road closures or hoarding licences



THE SECOND SCHEDULE

DRAFT PLANNING PERMISSION



Indigo Planning
87 Chancery Lane
London
WC2A 1ET

Application Ref: **2016/6959/P**

11 October 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Koko 1A Camden High Street
Hope & Anchor PH 74 Crowndale Road
1 Bayham Street and 65 Bayham Place
London
NW1 7JE**

Proposal:

DECISION
Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building with basement to provide 32 bedroom hotel (Class C1) following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) including change of use at 1st and 2nd floor of 74 Crowndale Road from pub (Class A4) to hotel (Class C1), mansard roof extension to 74 Crowndale Road, retention of ground floor of Hope & Anchor PH (Class A4), conversion of flytower to ancillary recording studio and hotel (C1), creation of terraces at 3rd and 4th floor level and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel (C1).

Drawing Nos: Supporting documents: Planning and Listed Building Statement Appendices; Energy Statement prepared by StromaTech dated 13/12/2016; Sustainability Assessment prepared by StromaTech dated 13/12/2016; Basement Impact Assessment prepared by RSK dated November 2016; Structural Methodology Statement and Basement Impact Assessment prepared by Heyne Tillett Steel dated December 2016; Design and access statement prepared by Archer Humphryes Architects dated December 2016; Noise impact assessment prepared by Big Sky Acoustics dated 16th December 2016; Draft Construction Management Plan dated 1st December 2016; Daylight and Sunlight Report prepared by GVA dated November 2016; Delivery and servicing management plan prepared by ADL Traffic Engineering dated December 2016; Transport statement prepared by ADL Traffic Engineering dated December 2016; Travel plan prepared by ADL Traffic Engineering dated December 2016; Economic Statement prepared by Indigo Planning dated December 2016; Draft Hotel Management Plan; Statement of Community Engagement; Planning and Listed Building Statement prepared by Indigo Planning dated; Heritage statement prepared by Stephen Levrant Heritage Architecture dated December 2016; Economic Viability Appraisal prepared by ULL Property dated December 2016; Bat survey - preliminary roost assessment prepared by Arbtech dated 05/02/2017; Air quality Assessment prepared by Burke Hunter Adams dated February 2017; Basement Impact Assessment Audit prepared by Campbell Reith dated February 2017; Designing out Crime- Addendum (including access drawings); Appendix K - Drainage Strategy Report rev 2 prepared by Heyne Tillett Steel dated March 2017; Draft Hotel Management Plan; Independent Viability Review prepared by BPS dated 23rd February 2017; Overheating Analysis Koko Hotel prepared by Eight Associates dated 13/03/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 13/03/2017

Site location plan: AHA/KKC: PL/000 A;

Existing drawings: AHA/KKC: EX/001 C; EX/098 F; EX/099 G; EX/100 G; EX/101 G; EX/102 G; EX/103 G; EX/104 G; GA/105 G; EX/200 F; EX/201 F; EX/202 F; EX/203 F; EX/300 E; EX/301 D; EX/302 B; EX/304 E; EX/306 E; EX/000

Demolition drawings: AHA/KKC: DM/098 F; DM/099 G; DM/100 G; DM/101 G; DM/102 G; DE/103 H; DM/104 G; DM/106 G; DM/200 F; DM/201 E; DM/202 F; DM/203 E; DM/300 E; DM/301 D; DM/302 C; DM/303 E; DM/306 E

Schedule of works drawings: AHA/KKC/DM/: 098A revA; 099A revA; 100A revA; 101A revA; 102A revA; 103A revA; 104A revA; 106A revA; 200A revA; 201A revA; 202A revB; 203A revA; 300A revA; 301A revA; 302A revA; 303A revA; 306A revA; AHA/KKC/GA/: 098A revA; 099A revB; 100A revB; 101A revB; 102A revB; 103A revC; 104A revC; 105A revB; AHA/KKC/PR/: 200A revA; AHA/KKC/GA/:201A revA; 202A; 203A revB; AHA/KKC/PR/: 300A revA; 301A revB; 302A revA; 303A revB; 306A revA

Proposed drawings: AHA/KKC/GA/001 H; GA/098 M; GA/099 V; GA/100 T; GA/101 Q; GA/102 T; GA/103 T; GA/104 T; GA/105 T; PR/200 M; GA/201 R; GA/202 S; GA/203 T; PR/300 R; PR/301 M; PR/302 C; PR/303 O; PR/306 K; DET/500; DET/510 B; DET/530

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan: AHA/KKC: PL/000 A;

Existing drawings: AHA/KKC: EX/001 C; EX/098 F; EX/099 G; EX/100 G; EX/101 G; EX/102 G; EX/103 G; EX/104 G; GA/105 G; EX/200 F; EX/201 F; EX/202 F; EX/203 F; EX/300 E; EX/301 D; EX/302 B; EX/304 E; EX/306 E; EX/000

Demolition drawings: AHA/KKC: DM/098 F; DM/099 G; DM/100 G; DM/101 G; DM/102 G; DE/103 H; DM/104 G; DM/106 G; DM/200 F; DM/201 E; DM/202 F; DM/203 E; DM/300 E; DM/301 D; DM/302 C; DM/303 E; DM/306 E

Schedule of works drawings: AHA/KKC/DM/: 098A revA; 099A revA; 100A revA; 101A revA; 102A revA; 103A revA; 104A revA; 106A revA; 200A revA; 201A revA; 202A revB; 203A revA; 300A revA; 301A revA; 302A revA; 303A revA; 306A revA; AHA/KKC/GA/: 098A revA; 099A revB; 100A revB; 101A revB; 102A revB; 103A revC; 104A revC; 105A revB; AHA/KKC/PR/: 200A revA; AHA/KKC/GA/:201A revA; 202A; 203A revB; AHA/KKC/PR/: 300A revA; 301A revB; 302A revA; 303A revB; 306A revA

Proposed drawings: AHA/KKC/GA/001 H; GA/098 M; GA/099 V; GA/100 T; GA/101 Q; GA/102 T; GA/103 T; GA/104 T; GA/105 T; PR/200 M; GA/201 R; GA/202 S; GA/203 T; PR/300 R; PR/301 M; PR/302 C; PR/303 O; PR/306 K; DET/500; DET/510 B; DET/530

Supporting documents: Planning and Listed Building Statement Appendices; Energy Statement prepared by StromaTech dated 13/12/2016; Sustainability Assessment prepared by StromaTech dated 13/12/2016; Basement Impact Assessment prepared by RSK dated November 2016; Structural Methodology Statement and Basement Impact Assessment prepared by Heyne Tillett Steel dated December 2016; Design and access statement prepared by Archer Humphryes Architects dated December 2016; Noise impact assessment prepared by Big Sky Acoustics dated 16th December 2016; Draft Construction Management Plan dated 1st December 2016; Daylight and Sunlight Report prepared by GVA dated November 2016; Delivery and servicing management plan prepared by ADL Traffic Engineering dated December 2016; Transport statement prepared by ADL Traffic Engineering dated December 2016; Travel plan prepared by ADL Traffic Engineering dated December 2016; Economic Statement prepared by Indigo Planning dated December 2016; Draft Hotel Management Plan; Statement of Community Engagement; Planning and Listed Building Statement prepared by Indigo Planning dated; Heritage statement prepared by Stephen Levrant Heritage Architecture dated December 2016; Economic Viability Appraisal prepared by ULL Property dated December 2016; Bat survey - preliminary roost assessment prepared by Arbtech dated 05/02/2017; Air quality Assessment prepared by Burke Hunter Adams dated February 2017; Basement Impact Assessment Audit prepared by Campbell Reith dated February 2017; Designing out Crime- Addendum (including access drawings); Appendix K - Drainage Strategy Report rev 2 prepared by Heyne Tillett Steel dated March 2017; Draft Hotel Management Plan; Independent Viability Review prepared by BPS dated 23rd February 2017; Overheating Analysis Koko Hotel prepared by Eight Associates dated 13/03/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 13/03/2017; BREEAM 2014 feasibility study for Refurbishment prepared by Eight Associates dated 06/03/2017; BREEAM 2014 Assessment for Hotel Extension prepared by Eight Associates dated 28.02.2017

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Plans, elevation and section drawings at 1:10 (and moulding or glazing-bar profiles at 1:2) of all new windows and doors to historic openings and to the new mansard roof of the Hope & Anchor.
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels of those materials (to be provided on site).
 - c) Plans and elevations to show location of CCTV cameras
 - d) Plans, elevations and sections of landscaping screens to terraces (including maintenance plan and species)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, machinery, plant or equipment and any associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Noise level in hotel rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of the development, details of suitable façade glazing, lighting periods within the sky lobby and new external areas and mitigation measures to minimise light trespass, glare and sky glow from internally transmitted or reflected artificial light shall be submitted to and approved in writing by the council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the first use of the hotel, full details of a scheme for extraction, ventilation and cooling including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

10 Mechanical Ventilation

Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 11 Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of development full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth of 100mm and D. full planting details including species showing planting of at least 16 plugs per m². The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 13 Before the first occupation of the development, the security details as set out in the Designing out Crime- Addendum hereby approved shall be provided in full and retained and maintained as such thereafter.

Reason: To provide safer environments and contribute to community safety in accordance with policies C5 and D1 of the London Borough of Camden Local Plan 2017.

- 14 Before the first occupation of the development, two bat boxes shall be installed in accordance with the recommendations of the Bat survey prepared by Arbtech hereby approved and permanently retained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development in accordance with the requirements of the London Plan 2016 (Consolidated with Alterations Since 2011) and policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 15 Sustainable urban drainage:

A) Prior to commencement of development, full details of the sustainable drainage system including blue and green roof providing 9m³ attenuation, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a 50% reduction in run off rate. Details shall include a lifetime maintenance plan, and shall thereafter be retained and maintained in accordance with the approved details.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 16 Prior to commencement of development, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 17 No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CC3 of the London Borough of Camden Local Plan 2017.

- 18 The cycle store for 8 cycles hereby approved shall be provided in its entirety prior to the first occupation of the hotel, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 19 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 20 No music shall be played in the rooftop bar and restaurant or hotel hereby approved in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 21 Prior to commencement of the development, details of soundproofing for the glazed rooftop restaurant and bar ('sky lobby') shall be submitted to and approved in writing by the council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. The details of soundproofing shall demonstrate the following noise levels would be met:

Noise at 1 metre external to a sensitive façade, Day and evening 0700-2300, LAeq' 5min shall not increase by more than 5dB*

Noise at 1 metre external to a sensitive façade Night 2300-0700, LAeq' 5min shall not increase by more than 3dB*

Noise inside any habitable room of any noise sensitive premises, with the windows open or close Night 2300-0700, LAeq' 5min (in the 63Hz Octave band measured using the 'fast' time constant) should show no increase in dB*

* As compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 22 The 4th floor terraces facing Crowndale Road shall not be used for eating, drinking or public / private entertainment of any kind between 23:00 hours and 08:00 hours Monday to Wednesday, between 24:00 hours and 08:00 hours Thursday to Saturday and between 22:30 hours and 08:00 hours on Sundays and public holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 23 The 4th floor hotel terrace (at the corner of Bayham Street and Bayham Place) shall not be used for eating, drinking or public / private entertainment of any kind between 22:30 hours and 08:00 hours Monday to Wednesday, between 23:00 hours and 08:00 hours Thursday to Saturday and between 22:00 hours and 08:00 hours on Sundays and public holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £68,850 (1377sqm x £50) for Mayoral CIL and £41,310 (1377sqm x £30) for Camden's CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that any signage or lighting is likely to require the submission of a further application. Advertisement consent may be required for the display of signs, planning permission for the erection of lights and listed building consent would be required for any signs or lights attached to the listed building.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

THE THIRD SCHEDULE

PLAN OF THE PROPERTY



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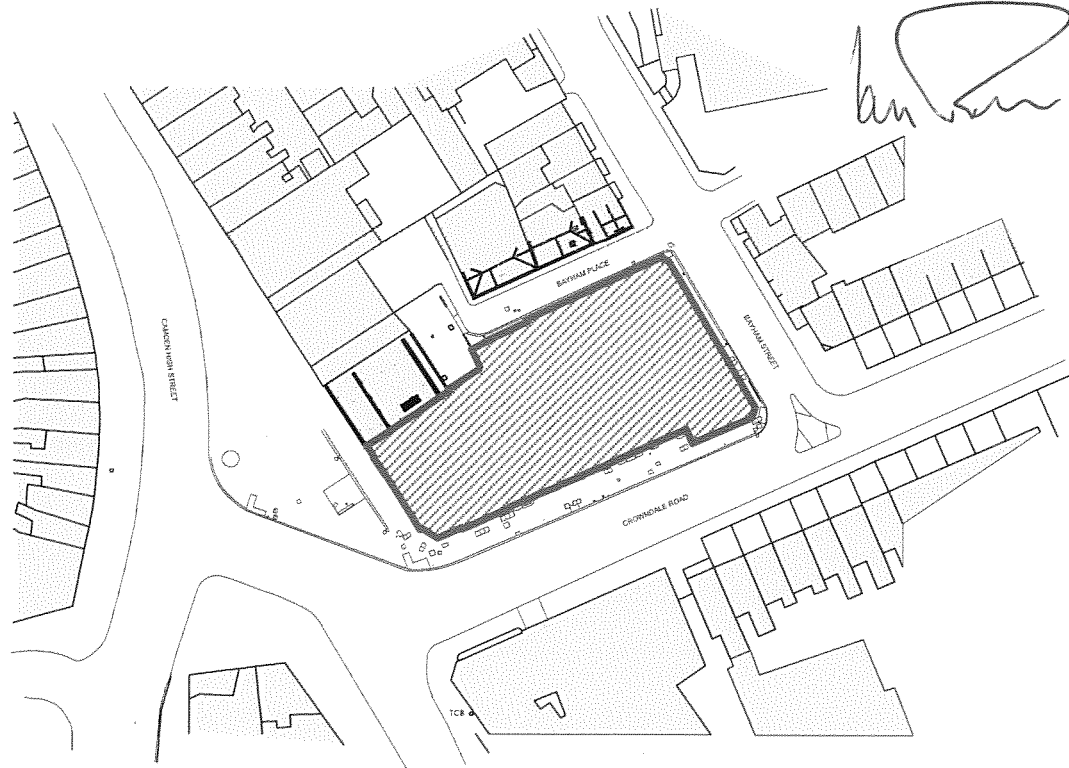
Only the original drawing should be relied upon. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the architect for comment prior to fabrication.

This drawing is to be read in conjunction with the Architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.

revision / date / amendments

R. Alexander
John S. S. A
Amaly



Archer Humphryes Architects

Basement
Central House
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project title		
KOKO + Hope & Anchor + Bayham Place, Camden, London		
drawing title	scale	date
Site Plan	1:250(A4)	05.12.16
drawn	checked	
EH	DA	
drawing number	revision	
AHA/KKC/PL/000	-	



THE FOURTH SCHEDULE

The Burland Category of Damage

Category of damage	Description of typical damage	Approximate crack width (mm)	Limiting tensile strain ϵ_{lim} (per cent)
0 Negligible	Hairline cracks of less than about 0.1 mm are classed as negligible	<0.1	0.0-0.05
1 Very slight	Fine cracks that can easily be treated during normal decoration. Perhaps isolated slight fracture in building. Cracks in external brickwork visible on inspection	<1	0.05-0.075
2 Slight	Cracks easily filled. Redecoration probably required. Several slight fractures showing inside of building. Cracks are visible externally and some repointing may be required externally to ensure weathertightness. Doors and windows may stick slightly.	<5	0.075-0.15
3 Moderate	The cracks require some opening up and can be patched by a mason. Recurrent cracks can be masked by suitable lining. Repointing of external brickwork and possibly a small amount of brickwork to be replaced. Doors and windows sticking. Service pipes may fracture. Weathertightness often impaired.	5-15 or a number of cracks > 3	0.15-0.3
4 Severe	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Windows and frames distorted, floor sloping noticeably. Walls leaning or bulging noticeably, some loss of bearing in beams. Service pipes disrupted.	15-25 but also depends on number of cracks	>0.3
5 Very severe	This requires a major repair involving partial or complete rebuilding. Beams lose bearings, walls lean badly and require shoring. Windows broken with distortion. Danger of instability.	Usually > 25 but depends on number of cracks	

Damage Category Chart (CIRIA C580)

Extract from para 2.30 of the Camden Planning Guidance 4: Basements and Lightwells



THE FIFTH SCHEDULE
LOCAL PROCUREMENT CODE

1. INTRODUCTION

The use of local procurement agreements is a useful tool in helping the Council to improve economic prosperity and diversity in the local area which is a key aim of the Camden Community Strategy and the Local Development Framework (adopted November 2010). The sourcing of goods and services locally will also help to achieve a more sustainable pattern of land use and reduce the need to travel. The use of section 106 Agreements attached to the grant of planning permission will be used as a mechanism to secure appropriate levels of local procurement of goods and services.

A fuller explanation of the policy background and the justification for the use of local procurement agreements and when they will be required is contained with Sections 32 and 33 of the Camden Planning Guidance (adopted December 2006) which can be viewed on the Council's web site. This document is in line with the objectives of other organizations such as the London Development Agency and Government Office for London.

The purpose of this code is to maximise the opportunities available to Local Businesses in Camden from larger property developments taking place in Camden both during and after the construction phase. The local procurement code describes how the Owner in partnership with Camden Labour Market & Economy Service will ensure that Local Businesses benefit directly from the opportunities arising from both the Construction Phase of the Development and the end use of the Property.

The requirements of the local procurement code apply to the Owner, main contractor and subcontractors appointed by them as well as tenants subsequently occupying the building. The code is designed to support Owners and contractors in fulfilling their commitments to the planning agreements by clarifying what is required from the outset. Although the wording is emphatic, Camden Labour Market & Economy Service seeks to work in partnership with contractors to assist them in meeting specifications and in finding suitable local companies. They will provide a regularly

updated pre-screened directory of local companies in construction, fitting-out and furnishing trades in support of local procurement agreements.

2) MAIN REQUIREMENTS OF THE CODE

A) CONSTRUCTION.

We will request that the Owner meets with London Borough of Camden's Labour Market & Economy Service's Local Procurement Team ("the Local Procurement Team") at least 1 month in advance of tendering contracts to clarify how the local procurement code will work and the co-operation required from the Owner, main contractor and subcontractors.

The Council will seek to ensure that the Owner inserts the following clauses in the tender documentation issued to the main contractor:

2.1 Actions & Responsibilities of Main Contractor

1. The main contractor will provide the Local Procurement Team with information on the estimated timing of their procurement programme and a schedule of works packages to be let ("the Procurement Schedule") and to provide updates of the Procurement Schedule as and when it is updated or revised.
2. The main contractor will work with the Local Procurement Team to: include local companies on their tender lists wherever possible and to aim to achieve the procurement of construction contracts and goods and services from companies and organisations based in Camden towards a target of 10% of the total value of the construction contract.
3. The main contractor is required to provide regular monitoring information to the Local Procurement Team every six to eight weeks during the construction phase, via e-mail, phone, fax or liaison meeting providing details of:
 - all local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package or items concerned;
 - the outcome of all works packages tendered, where there is a local company on the tender list, stating whether the local company was unsuccessful,

successful or declined to tender and the contract value in the case of a contract being awarded to a local company.

- All local wholesalers and building materials suppliers which are asked to provide prices and the value of any purchases of materials and other wholesaler supplies procured.

(The Local Procurement Team can provide a pro forma local procurement log to assist in the monitoring process)

Full contact details of all subcontractors appointed (whether local or from elsewhere)

4. The main contractor should include a written statement in the tender documentation sent out to sub-contractors informing them of their s106 requirement obligations as set out in section 2.2 below and ensure cooperation is agreed as a prerequisite to accepting sub contract tenders
5. The main contractor should provide an opportunity for the Local Procurement Team to brief subcontractors on the requirements of the Local Procurement code.
6. The main contractor will identify any actions that are required in order to overcome known barriers to Local Businesses to accessing their supply chain in respect of the Construction Phase.

2.2 Actions and Responsibilities of Sub-Contractors

1. All sub-contractors appointed will be required to work with the Local Procurement Team and to aim to achieve the procurement of construction goods and services from companies and organisations based in Camden towards a target of 10% of the total value of their construction sub-contract. (A regularly updated sub-directory of local suppliers will be supplied to subcontractors by the Local Procurement Team).
2. All subcontractors are required to provide regular monitoring information either to the main contractor or directly to the Local Procurement Team every six to eight weeks during the construction phase, via e-mail, phone, fax or liaison meeting providing details of:

- All local wholesalers and building materials suppliers which are asked to provide prices and the value of any subsequent purchases of materials and other wholesaler supplies procured.
- All local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package concerned and the outcome of all sub-contracts tendered.

B. POST CONSTRUCTION: FITTING OUT BY TENANTS AND FACILITIES MANAGEMENT

Fitting out by tenants

Where the tenants of a development are responsible for fitting out the building(s), we will require the Owner s to inform them that they also fall under the provisions of this s106 on local procurement and provide guidance in writing to their tenants setting out the above clauses contained in section 2 above, which will apply to them as the Owner, their main contractor and subcontractors.

Facilities Management

The Owner and their agents shall provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

The Council will assist the Owner, occupier and their contractors in identifying suitable local companies to bid for facilities management contracts and to source local goods and services.

THE SIXTH SCHEDULE

THE TRAVEL PLAN

PART I: Components of the Travel Plan

The Travel Plan will be a basis for promoting sustainable travel to and from the Property.

The National Planning Policy Framework states that... *“All developments which generate significant amounts of movement should be required to provide a Travel Plan.”*

For further advice on developing a Travel Plan see the Transport for London’s travel plan guidance website:

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>

The Owner will implement the Travel Plan where appropriate in partnership with the Council and/or with public transport operators.

In drawing up the Travel Plan (“the Plan) the Owner shall ensure that provisions relating to the following matters are contained within the Plan: -

- 1. Public Transport and walking**
 - a. Review the public transport needs of occupiers and visitors and consider potential park and ride type services or shuttle-type services for occupiers, or suggest further enhancements to the scheduled London Bus network
 - b. Provide in-house public transport information and ensure that this is regularly updated (both Transport for London and National Rail travel information is available from their respective websites: www.tfl.gov.uk/ www.nationalrail.co.uk)
 - c. Consider provision of interest-free annual season ticket/travelcard loans for travel on buses, the underground, trains and trams for any commercial occupiers of the Development
 - d. Encourage walking through the provision of information on the best pedestrian routes to and from the Property for occupiers and visitors

- 2. Taxis and Minicabs**

Consideration must be given to the provision and management of Taxi access to the Property

3. Traffic Restraint

The Plan must seek to reduce the volume and impact of vehicles generated by the Development

4. On-Street Parking Controls

The plan should aim to contain the transport impacts of the site (including parking, loading and unloading) to within the curtilage of the site and reduce the impact of the site on surrounding on-street parking.

5. Parking and Travel

A review of occupier's travel should have the principal aim of reducing non-essential single occupant driver trips to the site and increasing the proportion of trips undertaken by bicycle and on foot. With regards to car travel and car parking, this should include:

- a. a review and/ or development of criteria to reduce car allowances and include measures to limit the use of car parking and permits in and around the Property.
- b. a review of any on-site parking charges
- c. consideration and/or review of pool vehicles for work related trips including more environmentally friendly vehicles and alternative forms of transport for some trips.
- d. consider the use of partial homeworking/teleworking/teleconferencing where feasible and appropriate

6. Traffic Management

An assessment must be made of the impacts of the proposed car park access changes on existing internal congested traffic flows and seek further enhancements to internal traffic flow to better manage congestion

7. Cycling

The following cycle measures must be provided in sufficient quantity in line with annual travel surveys to be subsequently carried out:

- a. secure and well-lit workplace cycle parking

Consideration shall also be given to providing the following, especially in commercial developments:

- b. changing and showering facilities
- c. cycle allowance for work-related journeys
- d. cycle and equipment loans and insurance
- e. cycle repair facilities
- f. cycle pool for work-related journeys
- g. a Bicycle Users Group (BUG) to progress cyclists issues on site
- h. work with the Council to improve cycle routes to/from the Property

8. Facilities for Goods Movement and Servicing

A Servicing Management Plan for the site must seek to:

- a. identify the number and type of servicing vehicles required for the Property;
- b. Limit the size of vehicle where a larger vehicle will create servicing conflicts;
- c. Manage the timing of deliveries to avoid conflict with other servicing vehicles, conflict with loading or parking restrictions in the area or conflict with heavy pedestrian or traffic flows
- d. encourage suppliers and delivery contractors to use alternatively-fuelled vehicles (such as electric and LPG vehicles and cycles) – organisations can apply to the Energy Saving Trust (www.est.org.uk) for alternatively- fuelled vehicle grants

PART II: Review and Monitoring of the Travel Plan

The Owner shall ensure that the Plan contains arrangements for the review and monitoring of the Travel Plan and that this is carried out on an ongoing basis and at least in years one, three and five following occupation and including an initial survey undertaken three months following the Occupation Date. These arrangements will deal with the matters set out below establishing firm timescales for the taking of each step, specific targets to be adopted for the measuring of the effectiveness of each measure and a reporting mechanism to the Council. It is acknowledged that it will be appropriate to amend the Travel Plan by agreement in the light of developing circumstances.

1. Review the Property's Transport Accessibility

The first stage will be to review the Property's accessibility by all modes. An accessibility report will be produced and this will form the basis for the next stages.

2. **Consultation with occupiers**

This will involve meeting occupiers of the Property to promote the concept of a Travel Plan. The meetings will seek to identify a common set of objectives for encouraging walking, cycling and public transport usage combined with reducing reliance on the private car.

3. **User Consultation and Travel Surveys**

This stage will be based around consultation. It will be extremely important to secure the support of occupiers and users of the Development if the Plan is to succeed. This stage will include occupier and user travel surveys to examine the use of existing modes of travel, attitudes towards sustainable modes of transport and the most effective measures to promote sustainable transport for commuting journeys and business journeys. The Owner will consult with the Council at this stage.

4. **Implementation**

Stages 1 to 3 will provide the base information for the review of the Travel Plan.

5. **Monitor and Review**

The Travel Plan will secure an ongoing process of continuous improvement. Each version of the Travel Plan shall set out a mechanism of next steps to be tackled in line with results collated from the surveys and shall also set out a mechanism for reporting back to the Council on an annual basis on how effectively the Travel Plan is being in maximising the use of sustainable transport.

THE SEVENTH SCHEDULE

Hotel Management Plan



KOKO HOTEL, CAMDEN TOWN, NW1
DRAFT HOTEL MANAGEMENT PLAN

This statement has been prepared to support an application for full planning permission and listed building consent for the:

“Demolition of 65 Bayham Place, 1 Bayham Street (retention of façade) and rebuilding to provide a 32 bedroom boutique hotel with extension to the rear and additional basement; retention and refurbishment of the Hope & Anchor Public House (Use Class A4) to provide restaurant and bar, minor reconfiguration to circulation space within KOKO. Conversion of the flytower for use by the hotel with the retention of the original theatre equipment. Installation of fourth floor extension to provide amenity space with terrace restaurant and bar. The proposals also include for the conversion of the KOKO dome to a private bar and general refurbishment and restoration to the building”.

The Management plan should be read in conjunction with drawings prepared by Archer Humphries Architects.

Introduction

The scheme proposes to construct a 32 bed boutique hotel which will primarily accommodate concert goers of KOKO's live music venue, and serve to enhance their overall experience of 'Destination KOKO'. The Hope and Anchor pub and upper floors will be refurbished and extended and the existing 3 storey building on the corner of Bayham St and Bayham Place will be demolished and replaced by a new 3 storey brick building to reflect the scale and detail of the buildings opposite.

Hotel accommodation will be provided on the first, second and third floors. This will be available for guests, artists and crew. There are a range of room sizes, priced accordingly. It is anticipated that the hotel will provide an affordable but high quality accommodation option ranging from £150 upwards per night.

The hotel rooms will consist of a range of room sizes which will predominately provide double en-suite rooms. Only one hotel room will have its own dedicated amenity space, otherwise hotel rooms have their amenity space at roof level, overlooking Bayham Street.

The hotel reception and lobby space will include for a small area of merchandise sales to include music based merchandise such as CDs, gig tickets, posters, KOKO memorabilia and band merchandise.

KOKO will be the operators of the hotel, enabling those staying at the hotel to have a fully immersive and unique music experience by being able to drink, dine, attend a concert and sleep at the same site as their idols. Whilst the hotel will not be a 'themed' experience, the musical and historical links will be evident in the hotel.

An important feature of the hotel is the Artist's and Executives suite which is located within the historic heart of the KOKO building, the flytower. The suite has been designed over two levels, with an overnight suite at lower level and lounge/dining space above. At upper level, the lounge space sits beneath the original scenographic lattice, open queen post truss roof structure and the theatre's flywheel. These are all to be retained and on show to visiting guests. This is a very unique opportunity for the historic elements of the theatre to be exposed and celebrated.

The lower level of the suite, will be utilised for overnight accommodation for Artist's and Executive guests. The suite has an adjacent recording studio, separate kitchen facilities and rooftop amenity space. Whilst the suite will have access to the recording studio, it will also be available for hire to the local community, providing an additional community use at the site. These flexible spaces can also be utilised as additional rehearsal or promotional space.

It is proposed that three viewing windows are formed in the wall above the proscenium arch, providing views into the circle and auditorium below. This provides a key link between hotel guests staying in the suite straight into the KOKO venue.

The development includes for a fourth floor extension to provide the hotel's public areas, ancillary and amenity spaces. The hotel skylobby has been located at roof level in the form of a glazed conservatory.

The sky lobby will provide a unique experience of Camden Town, with an opportunity to appreciate the historic KOKO dome and reinstated cupola, along with the flytower. The roof top lobby will be central to the hotel's unique character, the guest experience and the revenue projections underpinning the overall viability.

Code of Conduct

The KOKO Hotel will build upon the good work and neighbourly relations that KOKO have established since opening the venue in 2004. The management team at KOKO are actively engaged with local security, licensing and information sharing initiatives including Camden Inner London Licensing Association, Camden Business Against Crime and Camden Town Unlimited.

The Hotel will operate with a General Manager and full management team on site 24 hours a day, 7 days a week. The operating departments will have fully standardised procedures and staff will be extensively trained to ensure high levels of hospitality, cleanliness, friendliness and security.

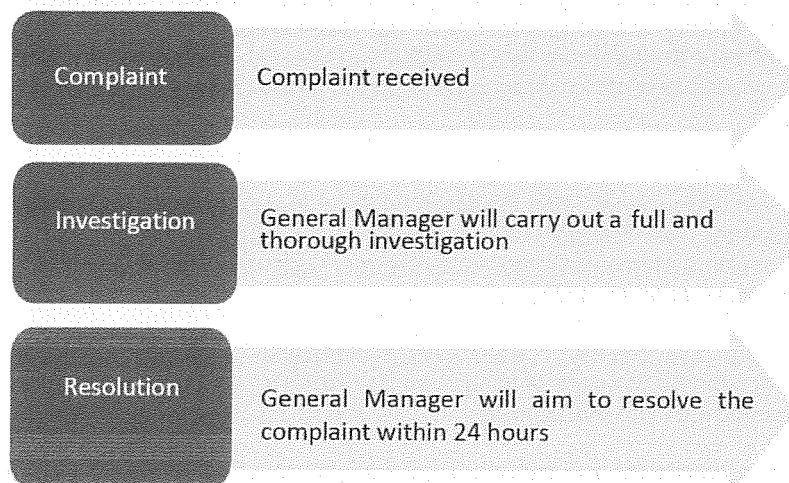
KOKO and the hotel will continue to work with Camden Police Licensing on the 'Quiet Streets' initiative, employing security to help with dispersal at closing times. Behaviour of guests on and off the property is anticipated to have no impact or disruption to local residents and the hotel will have the appropriate level of security with approved SIA licensing and 'Quiet Streets' jackets to supervise guests both within and vacating the hotel.

There will be a Duty Manager throughout the day and night should local residents wish to raise any issues which arise as a result of the operation of the hotel at any time at all. The duty manager's contact details will be clearly displayed within the lobby of the hotel and available on social media/hotel website. The telephone line will be available 24 hours a day.

All officers and anyone within the close proximity of the hotel will be provided with relevant telephone numbers so that they can contact the relevant department of the hotel quickly and without the need of visiting the hotel in person. All neighbours will be treated as if they were guests of the hotel so that any issue raised will be addressed immediately.

The Hotel Manager would arrange contact days with local residents, where on a bi-monthly basis, a forum is held to ensure good contact between parties.

Where a complaint is submitted, it shall be dealt with in a prompt manner (ideally immediately, but ultimately within a 24 hour period) following the below process:



Should it come to the attention of the General Manager or Duty Manager (without complaint) that guests are responsible for antisocial behaviour, then appropriate action will be taken in order to resolve the situation immediately. Should it be necessary, action will be taken with the Local Authorities if required.

The hotel will have a number of fire exits; all used solely for the purpose of emergency exit which will be covered by CCTV and checked regularly by management.

The KOKO Hotel will accept bookings both in advance and without notice subject to room availability. As such, records will be kept documenting all guests that stay in the hotel. Any noise incidents/complaints will be logged.

Operation of the hotel

The hotel will be international quality hotel.

Hotel Management

The Hotel will operate and be managed and secured 24 hours a day. The hotel will carry out a full recruitment drive to ensure that they employ staff that have the experience to run a quality hotel.

Every effort will be made to support the local community recruitment and employment initiatives. All staff will be trained to ensure the highest standards are maintained.

The premises will have comprehensive CCTV surveillance and staff will be fully trained to operate this.

Ground Floor

The ground floor houses the hotel reception, concierge desk and hotel lobby and ancillary retail. The reception will operate 24 hours a day, with staff on hand to show guests to their rooms. The hotel will have a dedicated team to make sure the ground floor is safe and secure. Cycle parking for staff and guests has been provided at this level.

The ground floor also includes a restaurant and bar space (within the existing Hope and Anchor Pub). The restaurant will serve breakfast/lunch/dinner to hotel guests and will be open to the non-hotel guests.

Hotel bedrooms are located on floors 1-3, with a suite located over two floors. Rooms are serviced daily. Guests will be supplied with an encrypted fob which will give them access to their hotel floor, room and (at designated times- during events) KOKO music venue. Security will patrol the communal areas and there will be a housekeeping presence at all times.

Two-person room 305 on the third floor, is the only room with its own private balcony overlooking the corner of Bayham Place/Bayham Street. The only access is by patrons staying in this room, and it therefore acts as an extension of the hotel bedroom and is ancillary in use. Any noise emanating from this balcony are therefore negligible in comparison to background ambient levels.

Fourth Floor- Sky Level

The Sky Level Restaurant and Bar is the Jewel in the Crown of the food and beverage offering within the development. Civilised & sophisticated, the space has been conceptualised and designed by Michaelis Boyd Associates to provide a memorable, high-quality guest experience (an example of their proposed design has been provided to the LPA).

Making the most of available natural light, this part conservatory, part terrace Restaurant space will be heated, shaded and stocked with plentiful amounts of foliage, so that patrons can enjoy an 'al fresco' dining experience all year round and well into the evening.

The skylobby is the hotel's primary restaurant and bar so will be open for 24 hours subject to demand. Numbers will be reduced on the sky lobby terrace during late evening and nights as determined through the licensing process.

Style of operation

- The layout features a central bar counter (24 covers), multiple fixed booths (45 covers) and loose seating (20 covers). An additional 70 covers can be accommodated on the terrace.
- The restaurant will open for Breakfast, Brunch, Lunch & Dinner, with seasonal menus changing throughout the day.
- Uniformed servers will provide a warm, knowledgeable and attentive style of service throughout.
- Fresh and healthful meals will be accompanied by an extensive selection of delicious wines & flamboyant cocktails.
- The spend per head is anticipated to be c£40.

Booking Policy

- The restaurant will operate a table bookings policy but also cater to 'walk-up' patrons.
- It is anticipated that the Restaurant & Bar will also be hugely popular with Hotel guests, Members and visiting Artistes and their associates. The facilities will also be open to members of the public.
- All guests will be welcomed & processed by reception staff who will be located on the ground floor. Thereafter, patrons will be invited to take the lift to the Sky level where they will be met by a Host for seating.
- There will be no automatic access to the restaurant or terrace for KOKO clientele. KOKO patrons who may be looking for a premium hospitality experience to complement their visit will be encouraged, wherever possible, to book in advance.
- Additionally, the chic and opulent interior will be ideal for attracting Corporate Parties & Events.

The sky lobby will be open to both hotel guests and the general public alike. Free flow access direct from KOKO after an event will not be allowed, with security personnel manning the entry doors to the KOKO dome from within KOKO. The capacity of the sky lobby is 220 (as limited by Fire Risk Assessment) to include skylobby and associated terrace.

KOKO Dome

During events at KOKO, the dome will be used by KOKO for pre/post show events such as meet and greets, as limited by the Fire Risk Assessment to 60 persons. During the events, there will be no access to the dome via the skylobby during these times. Outside of event times, access into KOKO

will be prevented, with access into the dome only available via the skylobby. Guests and visitors to the hotel may use the skylobby or the roof terrace before or after an event, but this would be controlled through pre-booking and wrist tags.

Fourth Floor- Executive/Artist Suite and Terrace

It is anticipated that the multimedia/recording space is to be available for bookings by visiting artists and the local community alike. The Suite/Function space will be available for bookings.

Roof Terraces

Bayham Place

The fourth floor roof terrace overlooking Bayham Street will be utilized solely by hotel guests and their guests.

- The Hotel Terrace will be furnished with café style seating, planters and sun umbrellas. Portable heaters will also be used.
- This terrace will be accessed via an electronic integrated keyless system.
- A light snack and beverage menu will operate during the daytime and into the evening according to the hours of use.
- Smokers will be accommodated within a demarcated area during operational hours. After the terminal hour (as defined within the hours of use defined within the planning condition), 6 hotel guests will be allowed access for smoking/fresh air. This enables hotel guests to remain within the hotel premises and ultimately within the management of the hotel staff. This would not allow eating or drinking on this terrace.

Suite Terrace Overlooking Crowndale Road

The roof terrace adjoining the suite is solely for their use. Guests within the suite will be able to move to and from the suite terrace and sky lobby, this will be managed by security and hotel staff.

Skylobby Terrace

The roof terrace adjoining the sky lobby, overlooking Crowndale Road is open only to those using the sky lobby.

Operating the Terrace:

- The terrace represents an integral part of the restaurant & bar operation;
- The environment will be furnished with tables and chairs, sun awnings, heating devices and background audio speakers;
- The terrace will be divided into two similarly sized parts (see plan within KOKO Example document) with the eastern section being dedicated for VIP Guests, Artistes and Hotel Guests only;
- Food and drink will be served within both sections during operating hours;
- Both sections will have demarcated smoking areas. Whilst the use of the terraces will be conditioned, they will be used outside controlled hours for smoking/fresh air/quiet contemplation purposes (no drinking, no eating). This will be controlled to 20 people maximum on the Crowndale Road facing terraces;
- SIA Licensed Door Supervisors will monitor conduct to ensure that it is in keeping with the Operating Policy. Any anti-social activity will be dealt with to prevent the opportunity for a noise nuisance to occur;

- Regular Management walk-throughs will be undertaken. Additionally, all employees will be trained to ensure that standards are well understood and readily maintained; and

- High Definition CCTV monitoring equipment will be deployed throughout the premises. Overt signage will reinforce key messages such as keeping glassware away from railings and maintaining quiet in respect of nearby residential neighbours.

Perceived Overlooking and Privacy

We have explored the relationship between the terraces and overlooking/privacy to the closest residential receptors. To prevent direct sight lines from the closest residential receptor windows onto the terrace, the terraces have included some simple mitigation of soft landscaping screening to reflect the height of the required glazed safety barriers. This extinguishes any 'perceived views' of people on the roof terrace. This will screen the sight lines from residential properties of anyone stood on the balconies. A further landscaping condition can be attached to any planning consent to agree the species and maintenance of these 'screens'.

Management Policy of Terraces

- First and foremost, the terraces are intended for seated patrons enjoying food and drink, served at their tables.

- Patrons will be able to enjoy drinks in these areas as well, to the extent possible after the needs of diners have been met.

- The bookings diary will be operated to ensure that diners seated on the terrace have sufficient time to finish their meals before the area must be vacated in accordance with its permissions.

- The closure procedure for the space will commence 20 minutes before the terminal hour. At this point, Door supervisors, management and floor staff will give verbal prompts to patrons to advise of the imminent closure.

- At closing time, tables will be cleared and cordoned off.

- Patrons will be relocated indoors and the music will be switched off.

Smoking Policy

During service, smokers who are not seated outside will be confined to specific, cordoned off areas (see plan within KOKO design document).

- Following closure at the terminal hour, the terrace will be supervised and used as solely for the benefit of smokers/fresh air/quiet contemplation- there will be no further service of food and drink onto these terraces.

- Door Supervisors will be positioned at points of access to monitor the area and limit the maximum numbers of persons to 20 people on the Crowndale Road Terraces after the terminal hour.

- Access to the hotel terrace will be via electronic fob. The terrace will be cleared with a maximum of 6 guests allowed after the terminal hour for smokers/fresh air.

- No food or drink will be allowed outside, and seating will not be available for smokers use.

Staffing

The hotel will be staffed 24 hours a day, 7 days a week with a dedicated reception area which would be manned with a minimum of two people during the day or night.

The hotel will use an electronic key card system to access the lift and stairwell up to guest bedrooms, which will also be fob encrypted access and have CCTV cameras both internally and externally within the building and recordings will be kept for a minimum of 30 days. The main entrance and exits will be

closed to the general public after midnight and only accessed with a key card. On Thursday, Friday and Saturday evenings the security levels will be increased at the main entrance and exits in order to ensure both the public and residential guests are looked after in a safe environment.

All staff will be trained to a very high standard in hotel operating procedures and customer service, and will receive the required health and safety and fire procedure training with regular updates.

Employment Opportunities – Key Facts

We expect to create the following full and part time employment positions directly associated with the Restaurant, Bar and Terrace;

- Management Team of 5
- Kitchen Brigade of 15
- Bar Operations 12
- Bar & Kitchen Support 8
- Floor servers 12
- Maitre d'hotel, Hosts and reception staff 8
- Security Personnel 6
- Cleaners 4

In addition to recruiting through conventional means, as part of our CSR Strategy, we will also be working with The Clink <http://thelinkcharity.org/support-us/employers/> to help reduce reoffending by offering training and placements to graduates within our operations

Customer Access and Security

The new building on the corner of Bayham Street and Bayham Place provides the main entrance to the hotel reception space. However, access can also be taken through the Hope and Anchor restaurant.

The majority of patrons are expected to arrive and depart either by taxi, by public transport or on foot. At peak times, security will be stationed at these entrances and will direct guests accordingly. Internal signage will also direct guests to the site's facilities.

Guests staying at the hotel, will be able to access the KOKO theatre hall from first floor, into the box overlooking the dancefloor. Access to the sky lobby and dome bar will be provided using the 2 lift cores within the hotel lobby. The lifts will be secured via fob encryption to control access to the hotel rooms, preventing visitors to the sky lobby from exiting onto the hotel room floors. The hotel rooms have security certificated doors to prevent unlawful access, rooms will also have a safe, for secure storage of valuables. The encryption fobs, will also enable access from the hotel directly into KOKO. As a supplementary element, door staff will manage these doors on the KOKO side to prevent additional persons accessing the hotel during concerts.

Access plans have been prepared to demonstrate the areas and circulation spaces for KOKO concert goers, hotel guests and their guests and the general public.

The hotel is provided with two 13 person lifts for customer use which service ground and all upper floors in addition to the basement. In addition, a service lift serves all floors including the existing basement to KOKO.

The rooftop amenity spaces will be access from their respective host areas, i.e. sky lobby, VIP Suite and Hotel. These areas will be closely controlled by hotel management and by security personnel at peak times, with recorded CCTV images. The numbers of people who are able to access the sky lobby terrace is limited via fire regulations, equally the hotel terrace is only for hotel residents. The hotel will be a member of Camden Business Against Crime (CBAC). Security will have CBAC radios and will be able to communicate with Camden Council CCTV Control Room, Police and other venues that are members of CBAC to prevent crime and disorder in Camden.

Customer Egress

Guests leaving the hotel and restaurant spaces will be directed to the entrances onto Bayham Place and Crowndale Road. However after 11pm, Bayham Place will be closed and hotel guests will be directed to exit the premises via Crowndale Road.

'Quiet Streets' uniformed security staff will ensure a slow stream of guests leave in a controlled manner at the end of an evening. Security will be proactive about dispersal of groups of people outside the premises. Security staff will encourage customers to leave the area quickly and quietly. Any guests causing noise or disturbance will not be tolerated.

A security patrol outside the premises will take place to ensure guests leave the area quietly every 15 minutes during evenings when an event is hosted. Security will be proactive about asking drivers of vehicle to lower the volume of any loud music being played and to switch off engines. They will also ask drivers of waiting vehicles to wait away from the entrance to the hotel. Security will discourage any guest from double parking or obstructing the street.

Security will regularly monitor activity in Bayham Place, Bayham Street and Crowndale Road each night to ensure no crime and disorder, noise or disturbance arising from customers including street urination, littering and street drinking.

A detailed entry will be made in the incident book of any incidence of nuisance or crime and disorder. The duty manager will make a decision as to whether to call police. Door supervisors will be vigilant and proactive in preventing crime and disorder. They will assist policy to the best of their powers. As the premises empties, security will move outside to assist in dispersal. Door managers will ensure customers do not block the pavement outside the hotel. A manager of the hotel will be outside on busy nights to oversee dispersal. Security outside the premises will be identifiable by their uniform.

Deliveries

Table 1 below provides the number of delivery vehicle trips that the proposed development could generate based on the general performance of hotel developments in the inner London Boroughs. Deliveries will be booked/managed to avoid peak traffic flows and to respect neighbouring occupants. Further information is included in the Interim Delivery and Servicing Management Plan prepared by ADL Traffic Engineering.

Table1

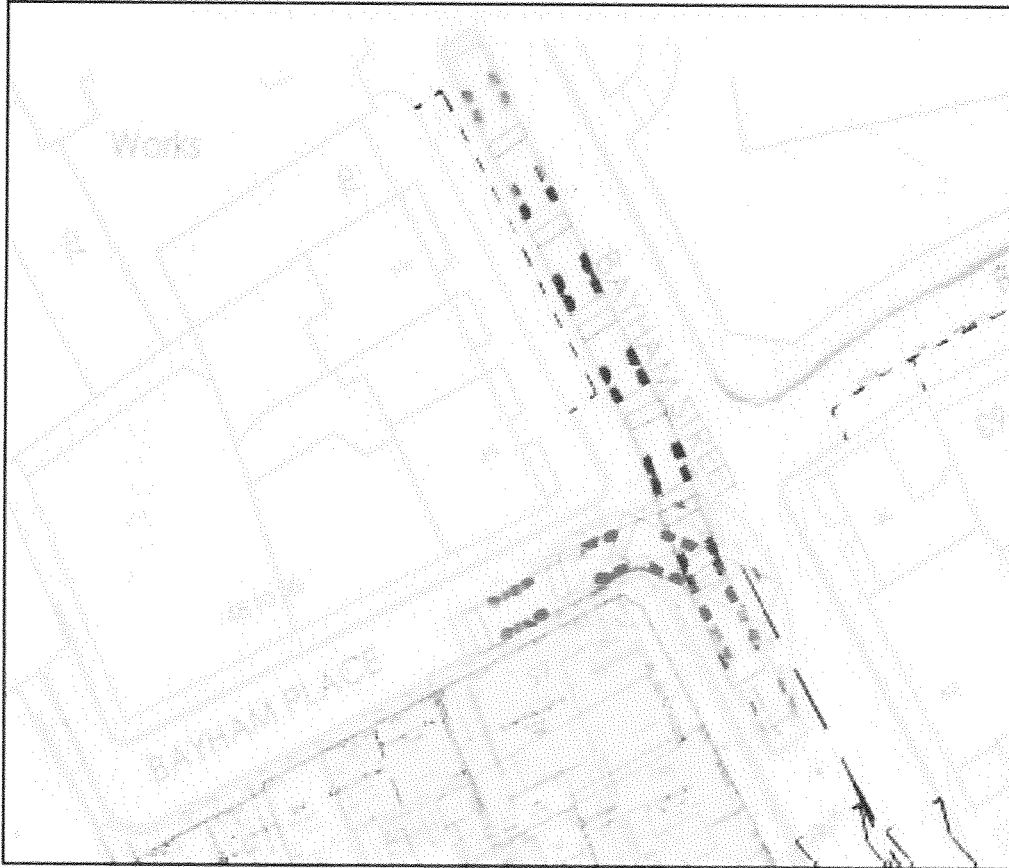
	Delivery Type	Vehicle Type	Indicative Approx. Time	No of Deliveries per Day	Average Loading Duration
Hotel	Fresh food and drinks	4.5t medium transit van	11:00	1	6 – 10 minutes
	Frozen food	4.5t medium transit van	14:00	1	
	Stationery/toiletries/ cleaning products/ maintenance supplies/ servicing equipment	4.5t medium transit van	10:30	1	
	Linen	4.5t medium transit van	09:30 and 16:00	2	15 minutes

Waste Collection

Three refuse collections per week are anticipated from the hotel, all of which would be undertaken using a standard vehicle of 10m length. The hotel will work with KOKO and Camden Council's waste contract firm to co-ordinate refuse collections and to maintain good standards.

Veolia are currently the Camden Council's waste collection contractors. Veolia have been consulted in order to ascertain their view on the matters of refuse collection associated with the site. Mr M Tillyer (Operational Manager of Veolia) advised on 3rd November 2016 that the refuse truck would reverse from Bayham Place onto Bayham Street to collect the hotel and restaurant waste. Autotrack illustrating a 10.98m refuse truck reversing on to Bayham Place is shown in Figure 1 below.

Figure 1 Refuse Truck Reversing on to Bayham Place



Daily Upkeep and Cleaning

Rooms will be cleaned on a daily basis to ensure high levels of standard and appearance and the public areas will be cleaned regularly throughout the day and night monitored by Housekeeper and Duty Manager. We are conscious of energy consumption and our checklists and building management systems will ensure that heating, air conditioning and lighting is switched off when not in use.

Smoking Arrangements for Guests and Visitors

As an operator we are aware that Camden Council regulate litter and issue fines for anyone found throwing litter – including cigarette stubs – onto the pavements and pathways. It is therefore essential that as a responsible operator and to demonstrate adherence to the licensing objectives, all staff, visitors and guests know the correct smoking locations around the hotel and can advise any guest or visitor who may enquire about the location of the smoking areas.

Staff Smoking Area

Staff who smoke, will be directed to the hotel terrace, or outside the Hope and Anchor Pub on Crowndale Road. No one is permitted to smoke near the hotel entrance or adjacent residential properties.

Hotel Information

Hotel information for guests will be provided in guests' bedrooms and the hotel reception area.

Conclusion

The hotel's aim is to integrate within the local community ensuring no harm comes to the local area. Furthermore, the hotel will enhance the experience of concert goers of KOKO's live music venue. The

hotel will keep in regular contact with the local residents ensuring we continue to listen and consider their views and we will also be updating them regularly with the hotel's development.

DRAFT

THE EIGHTH SCHEDULE

School Liaison Plan

To include the following details:

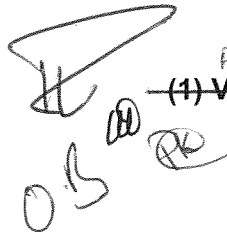
1. that the recording studio (being part of the Development) shall be available to local schools and the local community to visit and use for not less than five (5) hours in one (1) day per calendar month.
2. In addition to point 1 above, that the recording studio will be available to local schools and the local community to visit subject to advance booking being made through an online portal.
3. The publicity and information programmes (as part of ongoing community engagement) to be carried out by the Owner to ensure that local schools and the local community are made aware of the availability of the recording studio.
4. Programmes and methods (as part of ongoing community engagement) to ensure that the Owner will proactively engage with local schools and the local community with the aim of encouraging local schools to visit and use the recording studio.



DATED

15 NOVEMBER

2017

Handwritten signature and initials, including 'OB' and 'PR'.

PIANO FACTORY LIMITED

~~(1) VEVIL INTERNATIONAL LIMITED~~

and

(2) OBAR CAMDEN LTD

and

(3) GREENWOOD CAPITAL EUROPE LIMITED

and

(4) THE HOPE LEASE LIMITED

and

(5) THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN

A G R E E M E N T
relating to land known as

Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road,
1 Bayham Street and 65 Bayham Place
London
NW1 7JE

pursuant to

Section 106 of the Town and Country Planning Act 1990 (as amended) and
Section 16 of the Greater London Council (General Powers) Act 1974 and
Section 111 of the Local Government Act 1972 and
Section 1(1) of the Localism Act 2011

Andrew Maughan
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London Borough of Camden
Town Hall
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CLS/PK/1800.125 (final)